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Government
Publications

Ontario
Housing
Corporation

Hon. Allan Grossman minister
R.W. Riggs acting managing director



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housing and land use



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the nature and development of the
housing and planning process which may
be used to help and strengthen the local
and national efforts to improve the quality
of life and, thereby, to do the "right thing"

The role of University Town Plans in Housing
Planning

A BACKGROUND PAPER

ON

HOUSING AND LAND USE



OCTOBER, 1973

Introduction

The need for closer integration of the regional and local planning processes with housing development and land use strategies has long been a recognized feature in the management of growth. Finding a way, however, to do so to the satisfaction of all involved has been elusive.

The Ontario Advisory Task Force on Housing Policy examined the complexities of this issue in detail. New methods have been proposed which, when fully implemented, will result in housing being treated as an integral component of both the regional and local planning processes. Some of these, the formation of a Ministry of Housing and the transfers and delegation of planning authority, are being acted upon.

Housing Policy Considerations

Ontario is devising housing policies which, when fully implemented, will meet Ontario's goals for production of new homes and rehabilitation and conservation of existing homes within a framework which provides the best mix of environmental and

social elements. A number of factors must be dealt with by governments and the private sector which may require some sacrifice in both the decision-making and financial processes.

In the future, matters such as local planning and land development, which until the present have been mainly the concern of one particular level of government or industry, will become the joint concern of all participating groups. The purpose of this is to expedite production of reasonably priced accommodation suited to a wide range of needs.

To prove effective, policies for housing in either new or existing communities must be inextricably linked to, and be a part of, those for land use. These, in turn, must be framed within the context of the now evolving plans for regional development.

Such policies must also observe the characteristics of the people they are designed to serve, as well as the principles of fairness and equity so necessary for the harmonious development of housing, neighbourhood development and community services.

Some of these characteristics and principles can be summarized as follows:

- adequate shelter in accordance with need should be available to all.

- segregation long prohibited on other grounds, should not be permitted on the basis of income or need.
- decisions as to ownership or rental should be made by the user and be contingent on his ability to meet the obligations posed by the choice.
- the role of government should be that of ensuring that private sector housing forces operate effectively to meet the housing requirements of all income levels. Where this is not done, government will ensure that these needs are met through alternate means such as strategic land acquisition, servicing and socially assisted housing.

The practical implementation of such principles will require give and take by all elements of society - users, owners, producers, and governments - to ensure

? I doubt it.
who will develop?

that the informal partnership of governments and the private sector are not negated.

Housing Strategies

The basic elements surrounding the housing problem can be looked at from the perspective of short term strategies designed to bring housing supply more in line with demand. For the longer term, strategies would be expected to satisfy housing requirements on a preplanned continuing basis.

One essential feature in the application of all strategies is flexibility. Experience to date has demonstrated that if the wide diversity of both housing needs and demand is to be successfully dealt with, a broad range of programming alternatives, unimpeded by unnecessary intergovernmental restrictions, is required.

The strategic concept for the present and immediate future, outlined by Premier Davis, September 13, 1973, calls for a marked acceleration in the development of housing lots, both private and public. Also required is an acceleration of rental accommodation to decrease the pressures of demand.

Achievement of these goals will require co-operation by both the public and private sectors in expediting the development of new land in and around urban areas as well as the re-development of older downtown property in major centres.

Concentration will be on housing development to meet the needs of a wide range of income levels, thereby providing both the capability and incentives for integration. In practical terms, this means optimizing land use through such techniques such as the "zero lot line" and the production of multiple low-rise dwellings. Parallel with these provincial initiatives will be new measures designed to create an environment in which municipalities will be encouraged to stimulate the growth of lower cost housing for moderate income families.

Concurrent with the escalation in land development will be the continuation of a substantial program of socially assisted housing with the provision that future projects should not be large, concentrated or isolated and that they are provided with adequate community and social facilities.

To provide a widened range of choice to those in the low and moderate income ranges, housing will continue to be jointly financed through the private sector and the Provincial and Federal governments. This will encompass a range of program activities from direct subsidization of rental units for families and senior citizens, the provision of low cost leased lots and mortgages at 8.75%, the application of the Federal Assisted Home Ownership Program, where applicable, and development of non-profit rental housing.

In terms of actual housing development, the provincial programs for public housing, including the Integrated Community Housing Program and the Rent Supplement Program, will by the end of the 1976/77 fiscal year, provide rent-gearied-to-income accommodation for about 65,000 families and 37,000 senior citizens. The Leased Lot Program, where land is rented at cost, the 8 3/4% Preferred Lending Program, and government-supported condominium, will provide low cost ownership opportunities for around 9,000 new families in each of the next three years.

This involvement represents about 20% of anticipated housing starts in Ontario which will be complemented by additional initiatives resulting from the Province's short term Housing Action Program.

In the longer term, with the advent of more comprehensive income support programs, the need for the present inequitably distributed direct housing subsidies, may be expected to disappear. In place of these direct subsidies programs, low-cost, integrated, full-recovery rental and ownership development, will be continued at levels required to meet the needs of low and moderate income families and senior citizens.

New concepts, such as the shared equity feature now employed in the present Leased Lot Program, will be designed to ease and facilitate the process by which families move from rental to ownership and back. These will be used to assist families obtain the type of accommodation of their choice.

The success of these strategies operating within a controlled growth environment, will hinge on the full participation and co-operation of all levels of government and the private sector.

ONTARIO HOUSING CORPORATION FACT SHEET

AS AT AUGUST 31, 1973

<u>O.H.C. Initiated Starts</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>
Family and Senior Citizen	11,418	6,012	Jan. - August 5,374
Student Housing	440	1,157	502
Home Ownership Division	8,780	6,488	668
	<u>20,638</u>	<u>13,657</u>	<u>6,544</u>
Total Housing Starts Ontario	89,980	102,932	Jan. - June 1973 48,445 (Available only quarterly)

Public Housing

Family and Senior Citizen Units	<u>1964</u>	<u>Aug. 31, 1973</u>
Management	6,179	55,359
Constr./Development	<u>796</u>	<u>27,045</u>
	<u>6,975</u>	<u>82,404</u>

Student Housing

Management	10,559 beds and units
Constr./Development	1,659 beds and units
	<u>12,218 beds and units</u>

Leased Lots in 42 Municipalities

Brought to market	13,050
Leased	11,720
For lease	1,330

Condominiums (July 31, 1973)

Units started	14,791}	Figures supplied by Home Ownership
Units sold	7,380}	

Tenant Purchase Program

Units offered	1,730
Units sold	803

Rent Supplement Program

Agreements signed for 1965 units

1,255 - Metro Toronto

710 - Elsewhere in the Province of Ontario

1,965

METROPOLITAN TORONTO

Public Housing Units

Management	24,733
Constr./Development	4,577
	<hr/>
	29,310

Student Housing Units

Management	1,346 beds and units
Constr./Development	502 beds
	<hr/>
	1,848 beds and units

Starts

	1971	1972	<u>Jan.-Aug. 1973</u>
Public Housing	6,271	1,066	1,576

Rent Supplement Program

Agreements signed for 1,255 units

City	-	164
North York	-	625
Scarborough	-	336
York	-	53
Etobicoke	-	32
East York	-	45

